

Marketing Preview



20 Stonegravels Way, Halfway, Sheffield, S20 4HQ

£300,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1



**** GUIDE PRICE £300,000 - £310,000 ** CHAIN FREE!** A unique opportunity to purchase this immaculately presented in and out, extended three double bedroom detached property which is situated on a quiet cul-de-sac. Offering a master bedroom with an ensuite and dressing room, downstairs WC and utility room. Also having a maintenance free garden, off road parking and a garage. Road links to the M1 Motorway and Sheffield City Centre. Close to great local amenities, schools and transport links. Perfect family home!

SUMMARY

**** GUIDE PRICE £300,000 - £310,000 ** CHAIN FREE!** A unique opportunity to purchase this generously proportioned, immaculately presented in and out, extended three double bedroom detached property which is situated on a quiet cul-de-sac in a sought-after area. Offering a master bedroom with an ensuite and dressing room, downstairs WC and utility room. Also having a maintenance free garden, off road parking and a garage. Road links to the M1 Motorway and Sheffield City Centre. Close to great local amenities, schools and transport links. Perfect family home!

PORCH

Enter via a uPVC door into the porch with a downlight, tiled flooring and uPVC doors to the garage and hallway.

HALLWAY

Having neutral decor and carpeted flooring. Downlight, radiator and the stair rise to the first floor. Doors to the WC, kitchen/diner and lounge/diner.

LOUNGE 18'4" x 14'9"

A bright and spacious reception room with neutral decor, carpeted flooring and a feature fireplace. Spotlighting, wall lights, two radiator and window to the rear. Patio doors to the rear.

KITCHEN/DINER 16'9" x 12'11"

An extended kitchen fitted with ample modern wall and base units, contrasting worktops and tiled splash back. One and a half sink with a drainer and mixer tap. Oven, hob and extractor fan. Integrated fridge/freezer and integrated dishwasher. Spotlighting, radiator and two windows to the front. Tiled flooring and door to the utility.

UTILITY ROOM 7'8" x 11'5"

Having continued wall and base units, contrasting worktops and tiled splash back. Under counter space for a washing machine and tumble dryer. Ceiling light, radiator and patio doors to the rear.

DOWNSTAIRS WC 3'6" x 5'5"

Comprising of a low flush WC and pedestal sink. Ceiling light, obscure glass window and tiled flooring.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a window, storage cupboard and access to the loft. Doors to the three bedrooms and bathroom.

BEDROOM ONE 14'10" x 9'0"

A large double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear. Open to the dressing room.

DRESSING ROOM 8'0" x 7'8"

Offering a substantial range of fitted wardrobes providing

ample storage. Continued decor and flooring from the bedroom. Spotlighting, radiator and a side window. Door to the ensuite.

ENSUITE 7'8" x 6'0"

Comprising of a shower cubicle with an electric shower, vanity wash basin and back to wall WC. Spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

BEDROOM TWO 16'9" x 9'1"

A double bedroom with a dressing area, neutral decor and carpeted flooring. Ceiling light, spotlighting, two radiators and two windows to the front.

BEDROOM THREE 9'0" x 11'6"

A double bedroom with neutral decor, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BATHROOM 8'10" x 5'4"

Comprising of a freestanding bath with a mixer shower tap, vanity wash basin and low flush WC. Ceiling light, vintage radiator and obscure glass window. Fully tiled walls and tiled flooring.

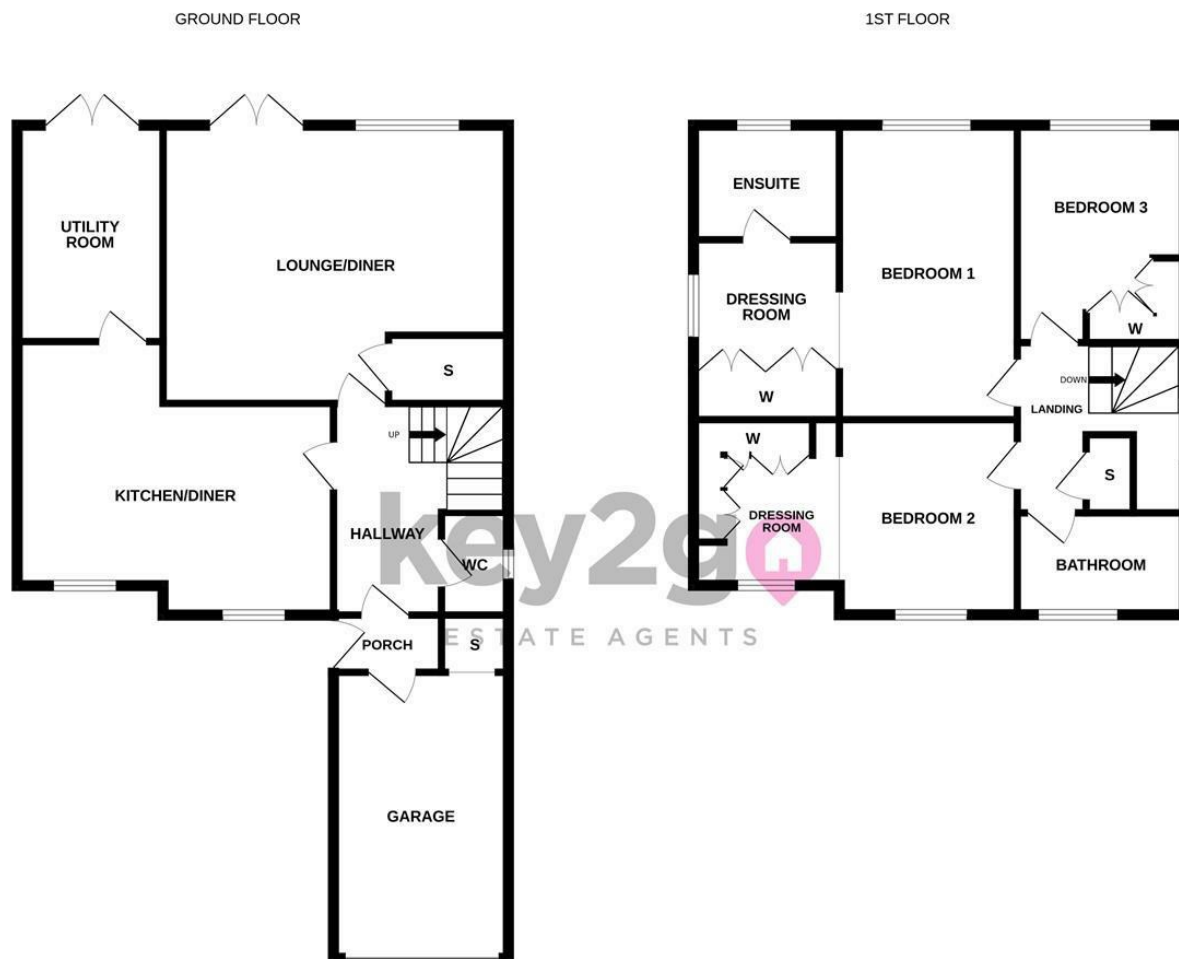
OUTSIDE

To the front of the property is a patterned concrete driveway, access via an electric roller door to the garage. Side access to the rear.

To the rear of the property is a south facing, maintenance free, enclosed and generous sized garden with an Indian stoned patio and pebbled area, ideal for relaxing and entertaining.

PROPERTY DETAILS

- LEASEHOLD, 730 YEARS REMAINING, £25PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- BOARDED LOFT
- SECURITY ALARM FITTED
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

